
BOARD OF SELECTMEN MEETING MINUTES 9/2/08

The Board of Selectmen met in the Town Hall, Joseph F. Bilotta Meeting Room as scheduled with Thomas Alonzo, Paula Bertram, Steven M. deBettencourt, Dave Matthews and CAFO Kerry Speidel present, Thomas Mason absent. Meeting opened at 7:03 P.M. with the Pledge of Allegiance

PUBLIC DISCUSSION

Chairman announced that the MMA is hosting an essay contest for sixth graders, "Sixth grade students will describe what they would do as an elected leader of their city or town to make their community a better place to live." Invitation will be forwarded to the schools; essay is to be submitted by September 12th.

ANNOUNCEMENTS

1. Household Hazardous Waste Day, September 27, 2008 – 9:00 A.M. – 1:00 P.M., DPW 520 Chase Road - Open to all residents and business owners, pre-registration suggested by either contacting Tessa David @ 978-660-6130 or through www.MassToss.com, volunteers are needed and should contact Tessa.

APPOINTMENTS – Board requested that the Talent Bank form is updated for applicable positions to include brief description of boards/committees.

1. 7:05 P.M. – Introduction, Sean Zrate – Ofc. Sean Zrate was introduced to the Board by Chief Bourgeois. Per the Chief, Sean comes highly recommended as has prior experience with Fitchburg State College, graduate of Lunenburg High School and the Intermittent Reserve Academy in Boylston.

2. 7:10 P.M. – Interview – Ron Wilson – of 701 Reservoir Road came before the board for a brief interview as he is interested in serving as Asst. Dam Keeper for the Lake Shirley Dam. Owner and operator of the Shady Point Beach and Campground, has been a resident for about 10 years and has been assisting with the dam since February. He has also been plowing the access and assisting the Town over the years. In the past he was working with Todd Holman the prior Dam Keeper and is also a member of the Lake Shirley Association. He is also familiar with the Emergency Management Plan and is aware of action needed to be taken and in the event of emergency, it is the Selectmen that will direct levels. Per Steve, they have been doing this for years and this is a process of formalizing. Chair informed Mr. Wilson that we will wait until our September 16th meeting to do any formal appointment due to a prior request of a property owner to be notified of the appointment.

3. 7:15 P.M. – Interview – Matthew McCarthy – of 18 Oak Ridge Road came before the board for a brief interview as he is interested in serving as Asst. Dam Keeper for the Lake Shirley Dam. Matthew informed the board that he is a Navy Veteran and a resident of the lake and is aware of the issues over the years and would like to be of any assistance with the Town. Does not have prior experience with the town, however he has attended a couple of the Lake Shirley Association meetings. List of vacancies of other committees to be forwarded to Mr. McCarthy.

4. 7:20 P.M. – Interview – Anthony Caiozzo – of 120 Robbs Hill Road came before the board for a brief interview as his interest is in computers. Introduced himself as "jack of all trades, master of none", would like to be able to make things more efficient and try to save money for the Town. Questioned what the Computer Advisory Committee actually does, how much is the committee involved or not. Paula informed the board that in the past we were a technological resource for the IT, which we didn't have at the time. One of the things that the IT Director would like to see is for the committee to look at the technological advances and to make recommendations and advise the IT Director and CAFO. Per the Chair, this a committee that needs to be refocused and re-energized, goal would be to meet once a month, the agenda may come from the departments, residents and technology department as well, actions will be through the technology department and the CAFO. Paula motioned to appoint Anthony to CAC, Dave seconded, voted unanimously.

5. 7:25 P.M. – Interview – Spencer Matthews – of 571 Mulpus Road came before the board for a brief interview as he is interested in serving on the PACC. Dave recused himself at this time.

Spencer informed the board that he's a student at Lunenburg High School and are attempting to create a video production club in school and would like to be a part of the committee. Student would be able to influence what would be on the channel. Board is glad to see students coming in forward and wanting to be involved to understand the background in how programs come up.

Chair noted that the prior students weren't part of the LEAP Committee but were here to run the equipment, questioned if there was anything in the bylaw and make sure that we're not precluded from appointing a student, this is part of a committee that would be policy

making committee. Per the CAFO willing to put off until we can review the bylaws. Objectives is tapping into school resources and should be incorporated into the policies that are established. Spence has attended a PACC meeting to see what was happening and would like to know if we could serve as a partnership. Chair believes that we cannot officially do this as would be against the bylaw, would have to be one or the other and no reason why the other candidate couldn't attend the meetings as well.

6. 7:30 P.M. – Interview – Jayme Giancola – of 48 Meadow Lane came before the board for a brief interview as he is interested in serving on the PACC. Currently a member of the Lunenburg Student Council, enjoy making movies and film making and video taping. Student could bring knowledge from the school, don't see a lot of school related video's on the Cable station and would like to bring those chances, such as sporting events, talent shows, these types of program. Chair questioned if they would still be interested in serving doing taping etc., if they were not appointed to the policy committee.

Both applicants would like to remain involved even if not appointed.

Board will place on agenda for the next meeting scheduled for the 16th of September so that office can review the bylaw.

CURRENT BUSINESS

1. CAFO Updates –

- Letter of resignation from Brian LeBlanc, per attached. CAFO has discussed with Fire Chief who is currently the deputy director and can serve in the capacity until a formal appointment is made. Letter of appreciation to be sent. Board would like to have an update from the Board of Health on where the town stands on updating the emergency action plan.
- Meadow Woods the water line has been installed along 2A and a construction meeting is scheduled for next Tuesday @ 10:00 AM, are definitely on target and constructions seems to be moving smoothly.
- Update on Hollis Road, will be paved from Rt.2A to top of hill will be overlaid Thursday, Page Hill Road is also scheduled for paving.

2. Minutes - Board of Selectmen Regular for 8/19/08 reviewed and signed.

Warrants - #5M 09, 9/4/08 - \$455.73 and #5P 09, 9/4/08 - \$597,600.47 reviewed and signed.

3. Action File Issues – Board discussed the status of roads in town and the need for a plan on repaving schedules.

4. Request Lunenburg Firefighter's Association / MDA Boot Drive – Patrick Hakey, Chairman of the Lunenburg Firefighter's Association was present to be allowed to hold a Boot Drive for the MDA on the 20th of September, Dave motioned to approve the request, Paula seconded, voted unanimously.

5. Special Town Meeting Article / Report of Ad-hoc Levite Committee – Chair reminded the public that we have a special town meeting next Tuesday, September 9th at the High School to vote on this purchase of the Levite Property. CAFO submitted and reviewed the attached draft report. Short term financing would not occur until June of 2010, with long term may have to make one payment in FY'09 but not with short-term borrowing. Questioned restrictions on the right of way deeds and per CAFO are to allow passage of man and machine. Per Steve the deeded right of way is actually through people's front yards and is about 700 to 800 feet away. In the best case scenario, we're not expecting to recoup 100% and is likely that at best it would be 70%. Decision as a town would be the investment and what value. Is there going to be an active use, where is the value added?

Marion Benson, this committee was charged with researching the possibilities for purchasing. Connections with Mulpus Brook area and will ask Richard Brockelman with this. Reviewed bylaws and applicability with regards to purchase and subdividing of these lots in scenario's 1 & 2. Looked at average cost of service to every household, and average tax per household based upon development of the parcel and cost of service per taxpayer.

Richard Brockelman the various members of the committee had varying expertise that they put into the report and Mr. Kibbe sent information to the CAFO that speaks of the value of the property. Noted that this section of town is one that has not been widely impacted by developments, reviewed the right of way location and access, noted that the property could well benefit from an access.

Gerry Hyde, 912 Mass. Ave., noted that he observed not only this right of way but one other, noted what Cartographics has been doing to catalogue our properties. All they do is take any information they're told to take and put it on the maps.

Per Richard the right of way that exists right now is just twenty feet wide and no parking availability, it just occurs on paper and if we were to acquire the property we could establish parking.

Discussed, feasibility of dividing lots and potential sale of them, what is marketability of this. Per Marion would need to be brokered, the market is down and may take a year or more. These estimates for sale are the low end of today's market, would take approximately 3 to 4 weeks to put together an ANR plan.

Board noted that it's not just purchasing for access to the backland, but for preserving the town's open space and protecting the town's forest. Also, noted the cost to the town overall on the impact of the proposed use of the land Levite's / Aro's. Office will place this information on the website and will have handouts available for town meeting.

Board expressed appreciation to the committee for all their work and people will be afforded the opportunity at town meeting to ask questions. This is a large decision and a big price tag, urged people to attend as this needs to be a collective voice.

Dave Rodgers of Highland Street, does not think that the Town of Lunenburg should be in the real estate business. Don't understand as was glossed over, what is the cost going to be to finance and where is the money coming from. Per CAFO, focused on financing over 5 years, total cost would be \$675K.

Dave R. concern is the "if's", at end of day how much is it going to cost and where is it coming from. Have to come with a plan that makes sense and that we can live with, we're looking at an absolute minimum of 2 years to a maximum of 7 years, market is not there.

Kerry reviewed the debt service, would be at the expense of something that is currently within the operating budget.

Discussed preliminary plan that's been submitted has 40 units, this was a standard cookie cutter standard plan that was submitted.

When Planning Board looks at the zoning, there is a bylaw that he will have to come under, the Cluster Bylaw which specifies a percentage must be allocated for open space. The applicant know's what he has to submit to, but we do not know what he is going to design. Noted that under our current bylaws, the development would require a certain number of "affordable housing".

6. RFP – Old Primary School – CAFO had circulated a draft RFP for the board's review and would like their feedback. The groups that have expressed interest have submitted vastly different projects. Leasing this building may not be feasible, because of the condition of the building. The best opportunity we may have for this property, would be sale of the property and obviously as this is a piece of property within the center would not be an easy decision. Dates are just for illustration purposes. Sufficient amount of time would be about 30 days. Noted, Title V inspection of septic system and if change of use on property would also require a Title V inspection and whether we are going to pass on the cost. Would like to also note alternative of possible cost of demolition on building. CAFO will hold until meeting of the 16th for board to review the final RFP to be released.

OLD BUSINESS

1. Committee Updates -

- Dave attended School Regionalization Committee and discussed the components, the magnitude of the project; it's a substantial job they have to do. The committee has scheduled a workshop and timeline of when this will all take effect, possibly either 2010 or 2011.
- Tom A., attended School Committee meeting and they are looking to formulate an ad-hoc committee to put together what the school district will look like should we decide not to regionalize. They want to consider everything; all the impacts, and would like to have one member of the Board of Selectmen as a designee. They will be addressing this again at their next meeting. Noted that there will be an impact if we don't go with the regionalization, it's important to look at the opposite side, and see what the potential impact is going to be.
- Paula spoke on the status of the sewer betterment assessments, very close to sending out the bills for the final betterment and people can anticipate receiving within next two weeks. Also, the commission is working on defining the sewer district within the community and will be comprised of areas of need and ability to sewer those areas. Continuing to update Wastewater Management Plan and will hold a public hearing on this in the near future.

APPOINTMENTS/REAPPOINTMENTS

1. Lunenburg Cultural Council, Susan Rowe – Board would like to have Susan attend their next meeting for an interview.

2. Dam Keeper, Asst. Dam Keeper, PACC, Computer Advisory -

Per the Chair, we received a letter from Mr. Carl Luck and as the office inadvertently failed to notify him, we will postpone the appointment of Dam Keeper to the 16th of September as we told him that we would allow him to speak.

EXECUTIVE SESSION

1. Contract Deliberations

2. Litigation / Negotiation Strategies

Being no further business board voted unanimously to adjourn Regular Session at 9:32 P.M. and opened Executive Session by roll call vote.

Respectfully submitted,

Laura Williams, Chief Administrative Assistant
Board of Selectmen